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Sustainability, Planning and Economic Enhancement Department

□ Downtown Office
111 NW 1 Street, 11th Floor
Miami, Florida 33128
T 305-375-2800

March 24, 2015

JESSE WOEPPEL
477 SOUTH ROSEMARY AVE SUITE 301
WEST PALM BEACH , FL 33401

RE: THREE LAKES APARMTENTS LLC
D2014000019 for Resolution # CZAB11414

LEGAL
DESCRIPTION:

Dear JESSE WOEPPEL:

This department has processed the above referenced Substantial Compliance application.

Attached is a copy of the letter signed by the **Assistant Director**, which constitutes **APPROVAL** of your application.

The legal advertisement of your request was published in the Daily Business Review on **Thursday, April 2, 2015**.

The deadline for receipt of appeals from an aggrieved property owner is **Friday, May 1, 2015**. Your Substantial Compliance will become final the following day and you or your contractor may then apply for a permit. Be advised that, if denied, the applicant may not file an appeal of this decision, but may file for public hearing to modify the prior hearing plan.

Sincerely,

A handwritten signature in cursive script, reading "Ronald Connally".

Ronald Connally, Development Supervisor
Zoning Administrative Review Section

Attach.

C: Hearing File

James Byers, Chief
Permitting & Inspection Center
11805 S.W. 26 Street
Miami, FL 33175

SUBSTANTIAL COMPLIANCE LETTER
Prepared by: CONNALL



March 24, 2015

Jesse Woeppel
477 South Rosemary Avenue, Suite 301
West Palm Beach, Florida 33401

Re: Application D2014000019 - Substantial Compliance Determination for Three Lakes Apartments, LLC located at SE corner of SW 127th Avenue & SW 136th Street in Miami-Dade County, Florida.

Dear Mr. Woeppel:

This is to inform you that this Department has completed the processing of the plans for the above referenced application entitled "Three Lakes" as prepared by MSA Architects Inc., & landscape plans, as prepared by B H & A Assocs. Inc., all dated/stamped/received March 18, 2015, consisting of twenty (20) sheets.

Based upon the review of the application and the plan, we find that it is substantially in accordance with the previously approved site plan, which was approved pursuant to Resolution Z-11-14, passed and adopted by the Board of County Commissioners on July 17, 2014.

Within 15 days of the date of this letter, an advertisement will be placed in the Neighbors Section of the Miami Herald. The deadline for receipt of appeals from the public will be forwarded to you promptly. Be advised issuance of permits will be withheld until the end of the appeal period.

If you need any further assistance regarding this matter, please feel free to contact my office at (305) 375-2842.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Silva", written over a horizontal line.

Eric Silva, AICP, Senior Zoning Chief

ES/RC/mc

c: James Byers, Permitting Division Chief

Delivering Excellence Every Day